

**CENTRAL AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, February 9, 2016 4:30 P.M.  
CITY HALL, 10<sup>th</sup> FLOOR  
200 NORTH SPRING STREET  
LOS ANGELES, CA 90012**

Kimberly Chemerinsky, President  
Daphne Brogdon, Vice President  
Jennifer Chung Kim, Commissioner  
Bricia Lopez, Commissioner  
Christina Oh, Commissioner

Renee Glasco, Commission Executive Assistant I  
(213) 978-1300

**EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

**POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S): 3, and 4**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

**To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.***

**Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.**

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at <http://www.planning.lacity.org>.

**In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

**If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90<sup>th</sup> day following the date on which the City's decision became final pursuant to California Code of Civil Procedure section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

GLOSSARY OF ENVIRONMENTAL TERMS:  
CEQA – California Environmental Quality Act  
CE – Categorical Exemption  
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration  
ND – Negative Declaration

1. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – January 26, 2016

3. **DIR-2015-1350-SPP-SPPA-1A**

**CEQA:** ENV-2015-1351-CE

**Community Plan:** Hollywood

**Council District No.:** 13 – O'Farrell

**Expiration Date** February 16, 2016

**Appeal Status:** Not Further Appealable  
under the Los Angeles  
Municipal Code

**PUBLIC HEARING**

**LOCATION:** 4618 West Maubert Avenue

**Proposed Project:**

Project Permit Compliance Review for an after-the fact demolition of an existing two-story, four-unit apartment building, and the construction of a new two-story modular building to be used as temporary offices for ongoing construction projects for the Children's Hospital; and Project Permit Adjustment from the Transparent Building Elements Development Standard to allow approximately six-percent of the ground floor façade on the westerly side elevation, and zero-percent on the front and easterly side elevations to be transparent, in lieu of the required 50-percent of the ground floor facades on the front and side elevations to be transparent.

**Requested Action:**

**Appeal** of the Director of Planning's conditional approval of a Project Permit Compliance pursuant to Section 11.5.7C, and Project Permit Adjustment pursuant to Section 11.5.7E of the Los Angeles Municipal Code (LAMC).

**APPLICANT:** Rodney Hanners, Children's Hospital Los Angeles  
Representative: Darlene Kuba, Kuba and Associates

**APPLICANT:** George Abrahams

**Recommended Action:**

1. **Grant in part** and **Deny in part** the appeal of the Director of Planning's conditional approval of a Project Permit Compliance Review and Project Permit Adjustment.
2. **Modify** the Staff Findings relating to Height and Floor Area; Rooftop Appurtenances, Roof Lines, Building Materials and Façade Relief Development Standards; Building Color Design Guidelines; and the environmental clearance.
3. **Approve** revised "Exhibit A".

4. **Modify** Conditions of Approval No. 2 to clarify that the design of the building shall also be reevaluated; Condition of Approval No. 4 to modify the overall height of the building; and Condition Of Approval No. 8 to require that the proposed metal screen, shown on the revised "Exhibit A", wrap around the north, west and east elevations of the building.
5. **Sustain** the remainder of the Determination of the Director of Planning in approving a Project Permit Compliance and Project Permit Adjustment.
6. **Add** Class 1, Category 5 (Existing Facilities) and Class 32 (Urban Infill) as Categorical Exemptions.
7. **Find** that Class 21, Category 2; Class 1, Category 5 and Class 32 (Case No. **ENV-2015-2616-CE**) are adequate environmental clearances.

**Staff:** Mindy Nguyen (213) 978-1241

Blake Lamb (213) 978-1167

4. **ZA-2014-955-CUB-1A**

**CEQA:** ENV-2014-956-CE

**Community Plan:** Hollywood

**Council District No.:** 5 - Koretz

**Expiration Date:** February 9, 2016 Ext.

**Appeal Status:** Not Further Appealable

**RECONSIDERATION OF PUBLIC HEARING – HELD ON DECEMBER 8, 2015**

**LOCATION:** 7111 West Melrose Avenue

**Requested Action:**

An **appeal** of Condition No. 7 of the Zoning Administrator's decision to **Approve**, pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption in an existing restaurant in the C4-1XL Zone; and to adopt the Lead Agency's action in issuing Categorical Exemption ENV-2014-956-CE as the environmental clearance for this action.

**APPLICANT:** Tatsu Ramen, LLC

Representative: Danny Aleshire, Liner LLP

**APPELLANT:** Same

Representative: Jerry Neuman / Noel Fleming, Liner LLP

**Recommended Action:**

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal of Condition No 7.
3. **Sustain** the Zoning Administrator's decision to **Approve**, pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to allow the sale and dispensing of beer and wine for on-site consumption in an existing restaurant in the C4-1XL Zone.
4. **Adopt** the Lead Agency's action in issuing Categorical Exemption **ENV-2014-956-CE** as the environmental clearance for this action.

**Staff:** Maya Zaitzevsky (213) 978-1416

## 5. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

**Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.**

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the Central, Area Planning Commission  
will be held at **4:30 p.m. on Tuesday, February 23, 2016** at

City Hall  
200 North Spring Street, 10<sup>th</sup> Floor  
Los Angeles, California 90012

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [APCCentral@lacity.org](mailto:APCCentral@lacity.org).